

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 2, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-12120 - APPLICANT: RICHMOND AMERICAN HOME -
OWNER: DIRAK, LLC**

THIS ITEM WAS HELD IN ABEYANCE FROM THE JUNE 7, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL. If approved, subject to:

Planning and Development

1. A Rezoning (ZON-12118) to an R-PD8 (Residential Planned Development, 8 units per acre) Zoning District, a Variance (VAR-13154), and a Variance (VAR-12121) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 04/20/06, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 2,577 square feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be as specified on the site plan date stamped 04/20/06.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The

Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.

10. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Provide a minimum of 15 foot radii from Centennial Parkway at Larry Street and Moe Street.
17. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
18. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

20. Site development to comply with all applicable conditions of approval for ZON-12118 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review of a proposed 40 unit single family subdivision on 4.98 acres at the northwest corner of Centennial Parkway and Thom Boulevard

The following related applications will be considered concurrently: a Rezoning (ZON-12118) from R-E (Residence Estates) to R-PD8 (Residential Planned Development, 8 units per acre), a request for a Variance (VAR-12121) to allow a proposed 4.98 acre subdivision where 5.0 acres is the minimum required, and a and a request for a Variance (VAR-13154) to allow 14,034 square feet of open space where 28,626 square feet is the minimum required.

EXECUTIVE SUMMARY

The lots sizes and setbacks of the proposed project are out of character with adjacent development and the property would be best used for development that meets current Zoning requirements.

BACKGROUND INFORMATION

A) Related Actions

05/11/06 The Planning Commission voted (7-0) to recommend denial for related items ZON-12118 and VAR-12121. The Planning Commission voted to STRIKE related item VAR-13154.

05/11/06 The Planning Commission voted (7-0) to recommend DENIAL (PC Agenda Item #28/ar).

B) Pre-Application Meeting

02/15/06 Staff explained the requirements for a zone change.

C) Neighborhood Meetings:

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 4.98 Acres

B) *Existing Land Use*

Subject Property: Undeveloped
North: Single Family Dwellings
South: Right-of-way (Centennial Parkway and CC 215)
East: Shopping Center under construction
West: Undeveloped

C) *Planned Land Use*

Subject Property: ML (Medium Low Density Residential)
North: ML (Medium Low Density Residential)
South: ROW (Right of Way)
East: SC (Service Commercial)
West: ML (Medium Low Density Residential)

D) *Existing Zoning*

Subject Property: R-E (Residence Estates)
North: R-1 (Single Family Residential)
South: ROW (Right of Way)
East: under resolution of intent to C-1 (Limited Commercial)
West: R-E (Residence Estates)

E) *General Plan Compliance*

The subject site is designated for ML (Medium Low Density) land uses by the Centennial Hills Sector Map. The proposed zone change to R-PD8 would allow a maximum density of 8.49 dwelling units per acre, which is within the range permitted by the General Plan designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		
Rancho/Charleston Study Area		
Kyle Canyon		
Rancho Corridor		
Bonanza Corridor		
Rural Preservation Overlay District		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Rural Preservation Overlay District

The subject site is not within the Rural Preservation Overlay District, but is within 330 feet of a parcel that is located within the district. Title 19.06.150C states that “For any rezoning request for vacant property that is located within three hundred thirty feet of a parcel within the Overlay District, the City Council, for good cause shown, may approve a greater density or intensity of use than that which exists within the Overlay District”.

PROJECT DESCRIPTION

The submitted site plan depicts a proposed 40 unit single family subdivision on 4.98 acres at the northwest corner of Centennial Parkway and Thom Boulevard. Four lots, ranging in size from 8,041 square feet to 8,194 square feet are located along the north side of a private cul-de-sac. The remaining 36 lots are depicted in a cluster configuration.

Three common lot areas, totaling 23,579 square feet, will be provided, the largest of which will contain 14,035 square feet. The floor plans indicate that four home types will be provided, all of which will include two-car garages and which will range in size from 1,852 to 2,449 square feet. The elevations depict two story structures with stucco exteriors, concrete tile roofs and stone veneer accents at the base of the dwellings.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Provided
Setbacks: Cluster lots	
• Front	
Centennial Parkway and Knobby Court	10 Feet (house)
	18 Feet (garage face)
24 Foot wide private drives	4 Feet maximum
• Side	3 Feet
• Corner	3 Feet
• Rear	3 Feet

Setbacks: Lots along the north property line	
• Front	10 Feet (house) 18 Feet (garage face)
• Rear	15 Feet
• Corner Side	15 feet,
• Side	5 Feet
Max. Building Height	2 Stories / 35 Feet

The proposed setbacks are typical for lots of the proposed size.

A2) Residential Adjacency Standards

The Residential Adjacency Standards do not apply to this proposal.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Required		
	Ratio	Parking	
		Required	Provided
Single Family Dwellings	2 spaces per dwelling	40	40

The proposed subdivision meets the parking requirements.

A4) Landscape and Open Space Standards

Pursuant to Title 19.06, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
4.98 acres 216,929 sf	8.03 dwelling units per acre	1.65	13.25 %	28,626 sf	6.5%	14,035 sf

The proposed subdivision does not meet the Open Space Standards of the Zoning Code. This issue will be addressed within the related variance application VAR-13154.

B) General Analysis and Discussion

- Zoning

With the approval of companion Rezoning application (ZON-12118), the subject site will be zoned as R-PD8 (Residential Planned Development, 8 units per acre).

- Site Plan

The density of 8.04 dwelling units per acre is below the maximum of 8.49 dwelling units per acre permitted within the ML (Medium Low Density Residential) land use designation of the subject site.

- Waivers

No waivers were requested by the applicant for this development.

- Landscape Plan

The landscape plan for the site depicts a development that is providing 50 percent less landscaping and open space than what is required by Code. About 14,035 square feet of the open space is useable for recreational purposes. The remaining landscaping consists of areas adjacent to sidewalks. Trees and materials are in conformance to requirements.

- Elevation

The proposed materials and designs for this project are acceptable and appropriate for this area and comply with the standards of Title 19.

- Floor Plan

Four basic floor plans are proposed. The homes all have two-car garages, and are two stories in height.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed project calls for the development of a 40-dwelling subdivision with a proposed density of 8.04 units per acre. The proposed project is out of character with

adjacent development and the property would be best used for development that more closely matches the density of existing development. Therefore, denial of this request is recommended.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development is only consistent with the current zoning requirements with the approval of the related Rezoning (ZON-12118) to R-PD8 (Residential Planned Development, 8 units per acre).

Program B1.4 of the Centennial Hills Sector Plan is intended to “Encourage the development of random vacant infill lots in substantially developed, single-family neighborhoods at densities similar to existing development. The densities proposed for the subject site are not similar to existing development and therefore do not comply with the intent of the Centennial Hills Sector Plan.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

The site will receive adequate access from Centennial Parkway, a 50 foot wide local street.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

The building and landscape materials are appropriate for the area.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The building elevations are typical of single-family residential developments in the vicinity of the request.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

Approval of the development should not prove to be detrimental to the overall health, safety and public welfare.

PLANNING COMMISSION ACTION

If approved, conditions 3 and 5 should be amended to the following:

3. All development shall be in conformance with the site plan date stamped 05/10/06 and building elevations, date stamped 05/11/06, except as amended by conditions herein.
5. The setbacks for this development shall be as specified on the site plan date stamped 05/10/06.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 141 by Planning Department

APPROVALS 0

PROTESTS 15